

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday September 4, 2008 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Ahart, Caisley, Baggett, Segobiano and Wendt

Members Absent: None

Other Board Members Present: None

Staff Present: Mr. John Zeunik, County Administrator, Mr. Bill Wasson, Director of Administrative Services, Ms. Diana Hospelhorn, Recording Secretary, County Administrator's Office

Department Heads/
Elected Officials

Present: Mr. Phil Dick, Director, Building and Zoning

Others Present: Mrs. Joyce Leuchtenberg, Property Owner

Chairman Gordon called the meeting to order at 4:47 p.m.

Chairman Gordon presented the Minutes of the August 19, 2008 Special Meeting to the Committee for approval. Hearing no objections or corrections, Chairman Gordon accepted and placed the minutes on file as submitted.

Chairman Gordon presented the bills from August 31, 2008 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and fund total for August 31, 2008 is \$19,187.53. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Segobiano / Baggett to recommend approval of the August 31, 2008 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon welcomed Mr. George Wendt to the Land Use and Development Committee.

Chairman Gordon informed the Committee that the only item for action is an Application of Joyce Leuchtenberg, Jack Rasmus and Edward Feit to approve a waiver of preliminary plan requirements and a one lot final subdivision plat for the E.J.J. Subdivision which is located in Chenoa Township at 2658N 2850 East Road, Chenoa, IL, File no. S-08-09. He asked Mr. Phil Dick, Director of Building and Zoning, to address the Committee.

Mr. Dick stated that this is the final act of setting aside some grain bins and machine sheds. The dwelling has already been set aside on a separate parcel which did not require Land Use and Development Committee and County Board approval. This request does require Land Use and Development Committee and County Board approval. A Special Use Permit is required to establish the grain storage/handling bins on a separate tract. The applicants obtained approval from the County Board for this special use on May 20, 2008 in case SU-08-02. Mr. Dick distributed a plat map showing the exact location of the subdivision. He stated that the applicants propose to set aside a 3.5 acre tract for grain handling from the 77.5 acre farm tract. He pointed out that both the County Health Department and the County Highway Department recommend approval of the proposed final plat. Mr. Dick recommends that a wavier of preliminary plan requirements and the E.J.J. Subdivision final plat be approved. He acknowledged the presence of Mrs. Leuchtenberg and stated that she can answer any questions the Committee may have.

Chairman Gordon asked for questions, concerns or comments.

Motion by Segobiano / Ahart to recommend approval of an Application of Joyce Leuchtenberg, Jack Rasmus and Edward Feit to approve a waiver of preliminary plan requirements and a one lot final subdivision plat for the E.J.J. Subdivision which is located in Chenoa Township at 2658 N 2850 East Road, Chenoa, IL, File no. S-08-09.

Chairman Gordon asked if there were any items of information that needed to come before the Committee.

Mr. Segobiano informed the Committee that developers will be going to the Zoning Board of Appeals for a Permit to mine gravel on Stringtown Road. Over a 5 year period, the plan is to develop a subdivision with an adjoining lake. He stated it would be productive for the west side and a good opportunity to balance the City of Bloomington.

Ms. Ahart stated that she has received several calls from concerned parents of children attending Fox Creek Elementary School. The parents' main concern is the purposed gravel pit being so close to Fox Creek Elementary School. She has advised the parent to contact the developers and attend any Zoning Board of Appeals meetings.

Mr. Segobiano advised that these concerns have been addressed and that Unit 5 School District has said that is will not oppose the development of the subdivision.

Mr. Dick stated that the Zoning Board of Appeals has scheduled Public Hearings on the proposed gravel pit for November 5th and 6th.

Chairman Gordon stated that the next meeting will be October 2, 2008. He asked if there was any other information to come before the Committee. Hearing none, he asked for a motion to adjourn.

Motion by Segobiano / Caisley to adjourn
the meeting.
Motion Carried

Chairman Gordon adjourned the meeting at 5:08 p.m.

Respectfully Submitted

Diana Hospelhorn
Recording Secretary